



PLANNING COMMISSION SUMMARY OF ACTIONS

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October 17, 2002

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PRESENT: Commissioners de la Fe, DuBois, Hall, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioners Alcorn, Byers, Harsel, Kelso

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy welcomed Elliot Mountjoy and Andy Golden, from Boy Scout Troop 991 in Springfield, who were attending tonight's meeting to earn a Communications Merit Badge. He noted that government students from Robinson High School were also attending tonight's meeting.

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Commissioner Smyth announced that a Policy and Procedures Committee meeting would be held on Thursday, October 30, 2002 at 7:00 p.m. in the Board Conference Room to discuss implementing residential development criteria.

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Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON RZ-2002-HM-009 AND FDP-2002-HM-009, BRADFORD WHITE & ASSOCIATES, LC, BE DEFERRED TO A DATE CERTAIN OF DECEMBER 11, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON SE-2002-MA-013, ABDULELAH AL-KELIDDAR, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 24, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON SE-2002-DR-012, BETTY MEADOWS, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 7, 2002.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON RZ-1999-SU-071 AND PCA-78-C-079-2 , BADREDDIN PLASEIED, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 7, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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FS-Y02-20 - TERIMETER WIRELESS, 5856 Old Centreville Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY TERIMETER WIRELESS NETWORKS, INC. FOR THE CENTREVILLE VOLUNTEER FIRE DEPARTMENT, LOCATED AT 5826 OLD CENTREVILLE ROAD, IS IN SUBSTANTIAL ACCORD WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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ARCHITECTURAL RENDERINGS FOR REDWOOD SQUARE CENTER (PCA-76-S-003-2)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE THE ELEVATIONS AND SITE PLANS AS REQUIRED PURSUANT TO PROFFER 4.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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RZ-2002-HM-012 - H.B.L. INC.

PCA-82-C-056 - H.B.L. INC.

SE-2002-HM-014 - H.B.L. INC. (Decision Only)
(Public Hearing was held on September 19, 2002)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF PCA-82-C-056.

Commissioner Hall seconded the motion which carried by a vote of 6-0-2 with Commissioners Moon and Smyth abstaining; Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF RZ-2002-HM-012.

Commissioner Hall seconded the motion which carried by a vote of 6-0-2 with Commissioners Moon and Smyth abstaining; Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF SE-2002-HM-014.

Commissioner Hall seconded the motion which carried by a vote of 6-0-2 with Commissioners Moon and Smyth abstaining; Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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SE-2002-PR-016 - SAINTSBURY, LLC (Decision Only)
(Public Hearing was held on October 16, 2002)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-PR-016, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED OCTOBER 17, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT ADDITIONAL STANDARD 1, PARAGRAPH 1, SECTION 9-306, BE MODIFIED TO PERMIT A REDUCTION IN THE MINIMUM AGE REQUIREMENT FROM 62 YEARS TO 55 YEARS OF AGE.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Hall abstaining; Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS BE WAIVED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN AND WESTERN PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENTS ALONG THE EASTERN AND WESTERN PROPERTY LINES BE WAIVED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE OFF-STREET LOADING SPACE REQUIREMENT BE WAIVED IN ACCORDANCE WITH THE STAFF PROPOSED DEVELOPMENT CONDITIONS.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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SE-2002-DR-007 - BANK OF AMERICA
PCA-C-667 - BANK OF AMERICA

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT PCA-C-667 BE APPROVED, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED OCTOBER 17, 2002.

Commissioners Hall and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT SE-2002-DR-007 BE APPROVED SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 16, 2002, WITH CONDITION NUMBER FOUR DELETED.

Commissioners de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENT BE WAIVED ALONG BRAWNER STREET AND THAT THE TRAIL REQUIREMENT BE WAIVED ALONG CHAIN BRIDGE ROAD.

Commissioners de la Fe and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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SE-2002-MA-019 - CAMPBELL & FERRARA NURSERIES, INC.

Commissioner Hall MOVED THAT WE DEFER DECISION TO A DATE CERTAIN OF OCTOBER 24, 2002, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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RZ-2001-SU-055 - JAGDISH BERRY

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SU-055, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE REVISED OCTOBER 15, 2002.

Commissioner Hall seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG CENTREVILLE ROAD.

Commissioner Hall seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE TO ALLOW A TEN FOOT HIGH FENCE ALONG CENTREVILLE ROAD, ROUTE 28, PER PARAGRAPH 3F OF SECTION 10-104.

Commissioner de la Fe seconded the motion which carried by a vote of 6-0-2 with Commissioners Hall and Smyth abstaining; Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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RZ-2002-LE-005 - SUSAN WISE CLAY (FORMERLY SUSAN C. BECK)

Commissioner Wilson MOVED THAT THE DECISION ONLY ON RZ-2002-LE-005 BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 7, 2002, WITH THE RECORD TO REMAIN OPEN.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

Commissioner Wilson MOVED THAT THE BOARD OF SUPERVISORS' PUBLIC HEARING BE DEFERRED TO A DATE FOLLOWING THE PLANNING COMMISSION'S DETERMINATION.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers, Harsel and Kelso absent from the meeting.

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The meeting was adjourned at 9:49 p.m.
Peter F. Murphy, Jr., Chairman